BUREAU OF
Statistics

Yukon Real Estate Survey
Third Quarter 2005

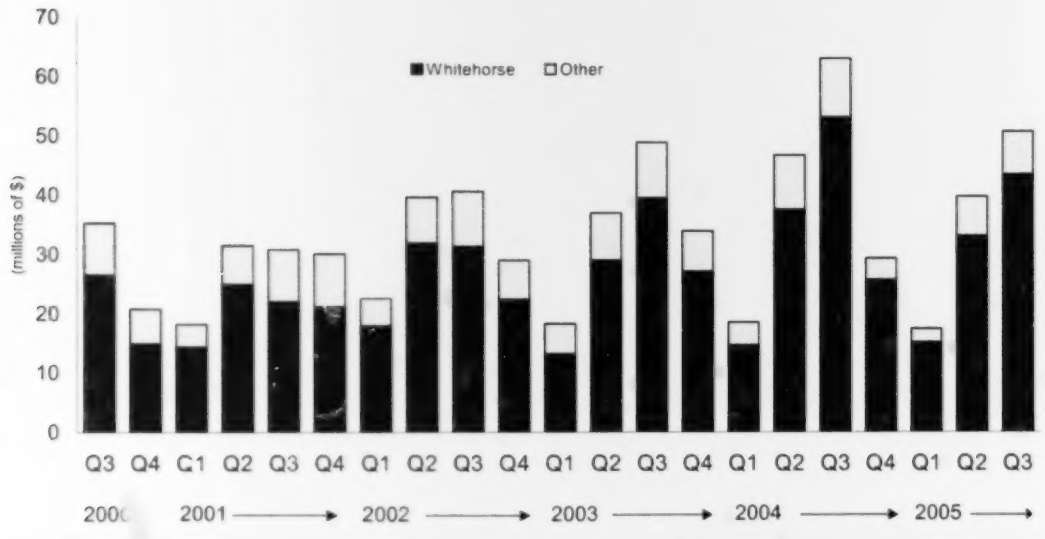
1 Value of Real Estate Transactions

		Yukon	Whitehorse	Other
			($000)	
2005	Q3	50,700.1	43,473.7	7,226.4
	Q2 (r)	39,735.9	33,098.3	6,637.6
	Q1	17,365.7	15,113.4	2,252.3
2004	Q4	29,273.7	25,671.3	3,602.4
	Q3	63,020.6	53,105.8	9,914.8

Notes: Q1 = first quarter (January, February, March), Q2 = second quarter, etc.
Numbers may not total due to rounding.

The value of real estate transactions in the Yukon for the third quarter of 2005 decreased by 19.5% compared with the third quarter of 2004. The total value of real estate transactions in the third quarter of this year, was $50,700,100, while the value of real estate transactions in the third quarter of 2004 was $63,020,600, the highest quarter on record. On an annual basis, the value of real estate transactions in 2004 totalled $157,476,700, also the highest on record. This is an annual increase of $19,497,600 or 14.1% over the 2003 figure of $137,979,200.

In Whitehorse, the value of transactions decreased 18.1%, comparing the third quarter of 2005 with the third quarter of 2004. In the rest of the Yukon the value of transactions decreased by 27.1%.



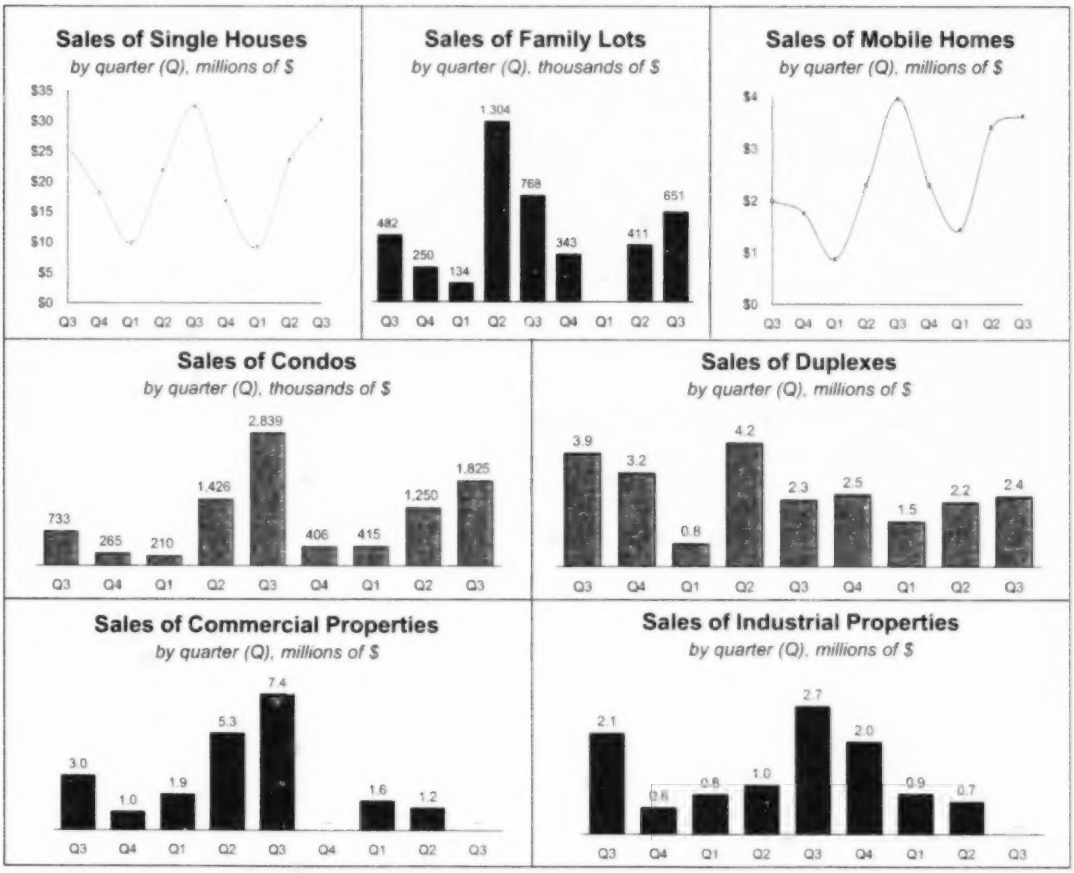
2 – Value and Type of Real Estate Transactions in Whitehorse

The value of real estate transactions in Whitehorse decreased $9,632,100 or 18.1%, from the third quarter of 2004 ($53,105,800) to the third quarter of 2005 ($43,473,700).

		Total *	Single Houses	Family Lots	Mobile Homes	Condos	Duplexes	Multiple Residential	Commercial Property	Industrial Property
Value of Real Estate Transactions						($000)				
2005	**Q3**	43,473.7	30,238.0	651.0	3,623.9	1,824.5	2,390.0	2,730.5	..	..
	Q2	33,098.3	23,576.5	410.8	3,406.4	1,249.5	2,195.3	..	1,213.3	688.0
	Q1	15,113.4	9,218.9	..	1,437.5	414.5	1,541.6	..	1,585.0	850.0
2004	**Q4**	25,671.3	16,790.0	342.8	2,299.0	406.2	2,460.8	..	..	1,952.5
	Q3	53,105.8	32,500.6	767.5	3,957.7	2,838.8	2,285.2	606.0	7,440.7	2,709.1
Number of Real Estate Transactions										
2005	**Q3**	212	133	12	28	13	18	4	..	..
	Q2	192	118	9	29	11	15	..	4	4
	Q1	81	47	..	12	4	11	..	3	3
2004	**Q4**	146	89	6	20	3	19	..	..	7
	Q3	283	173	15	35	21	17	4	13	5

* Notes: "Total" may include other transactions; ".." = not available.
Rows may not total due to rounding.

Total Value of Whitehorse Property Sales, Q3 2003 to Q3 2005, *by type of transaction*



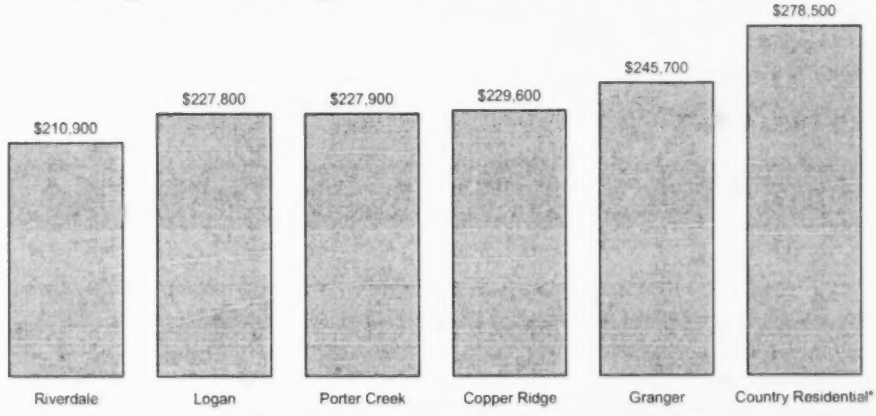
3 Value, Number and Average Price of Single House Sales in Whitehorse, *by subdivision*

		Total	Down-town	Riverdale	Porter Creek	Granger	Logan	Country Residential*	Copper Ridge	Takhini	Other**
Value of Single House Sales						**($000)**					
2005	**Q3**	30,238.0	709.5	5,272.4	6,153.8	1,965.4	2,050.2	3,620.8	8,723.5	..	1,245.4
	Q2	23,576.5	400.0	5,130.0	3,124.8	553.0	971.4	2,911.0	10,190.9	..	..
	Q1	9,218.9	480.8	1,711.0	943.2	521.5	..	1,973.5	3,215.0	0.0	..
2004	**Q4**	16,790.0	904.0	2,363.5	2,938.4	1,088.0	1,016.7	2,367.4	4,865.5	..	1,084.0
	Q3	32,500.6	314.5	5,122.7	5,148.1	3,826.8	2,525.5	3,468.7	8,595.2	..	3,059.2
Number of Single House Sales											
2005	**Q3**	133	5	25	27	8	9	13	38	..	6
	Q2	118	3	30	17	3	4	14	45	..	..
	Q1	47	4	10	5	3	..	8	15	0	..
2004	**Q4**	89	6	13	16	5	5	11	25	..	7
	Q3	173	3	30	28	18	12	18	43	..	19
Average Price of Single Houses Sold						**($000)**					
2005	**Q3**	227.4	141.9	210.9	227.9	245.7	227.8	278.5	229.6	..	207.6
	Q2	199.8	133.3	171.0	183.8	184.3	242.9	207.9	226.5	..	..
	Q1	196.1	120.2	171.1	188.6	173.8	..	246.7	214.3	0.0	..
2004	**Q4**	188.7	150.7	181.8	183.7	217.6	203.3	215.2	194.6	..	154.9
	Q3	187.9	104.8	170.8	183.9	212.6	210.5	192.7	199.9	..	161.0

Notes: * Country residential includes Wolf Creek, Pineridge, Mary Lake, MacPherson, Hidden Valley etc.
** "Other" includes house sales in Hillcrest, Crestview, Valleyview and Marwell.
".." = unavailable. Rows may not total due to rounding.

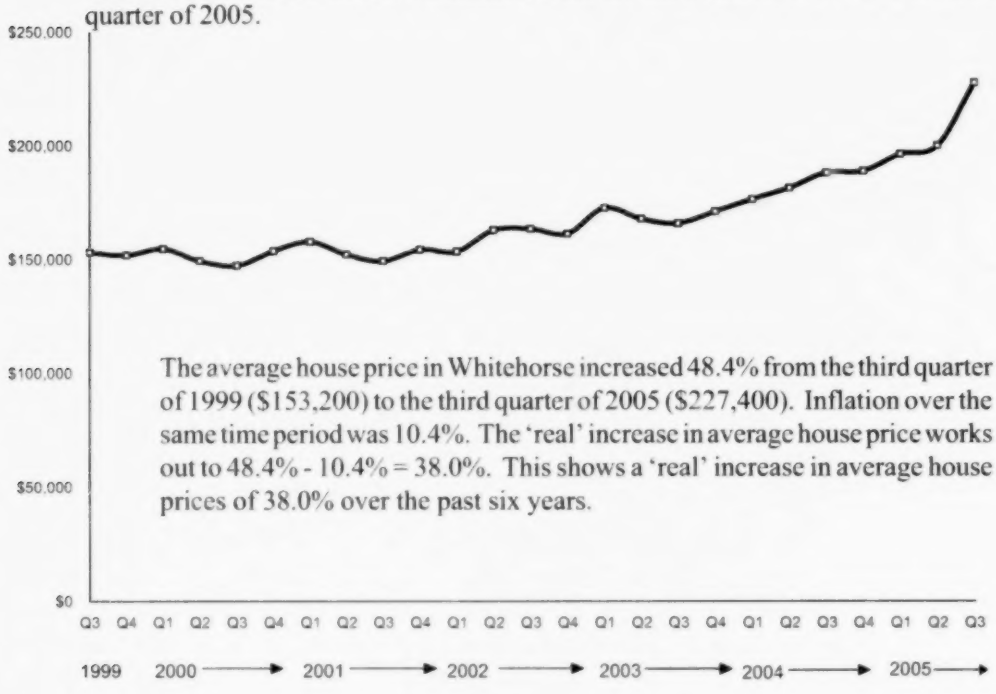
- The average single house price (does not include duplexes, condos or mobile homes) in Whitehorse has increased $39,500 or 21.0%, from the third quarter of 2004 ($187,900) to the third quarter of 2005 ($227,400). This is the largest annual increase on record.
- A comparison of prices in the third quarter of 2004 with prices in the third quarter of 2005 shows that:
  - The average price of a house sold in Riverdale increased from $170,800 to $210,900, or 23.5%;
  - The average price of a house sold in Porter Creek increased from $183,900 to $227,900, or 23.9%;
  - The average price of a house sold in the country residential areas* increased from $192,700 to $278,500, or 44.5%;
  - The average price of a house sold in Copper Ridge increased from $199,900 to $229,600, or 14.9%.

Average Price of Single Houses Sold, *Third Quarter, 2005*



4 - Average Single House Prices in Whitehorse

- The chart below shows average single house prices (does not include duplexes, condos or mobile homes) in Whitehorse, from the third quarter of 1999 to the third quarter of 2005.


$250,000
$200,000
$150,000
$100,000
$50,000
$0
Q3 Q4 Q1 Q2 Q3 Q4 Q1 Q2 Q3 Q4 Q1 Q2 Q3 Q4 Q1 Q2 Q3 Q4 Q1 Q2 Q3 Q4 Q1 Q2 Q3
1999 2000 2001 2002 2003 2004 2005
The average house price in Whitehorse increased 48.4% from the third quarter of 1999 ($153,200) to the third quarter of 2005 ($227,400). Inflation over the same time period was 10.4%. The 'real' increase in average house price works out to 48.4% - 10.4% = 38.0%. This shows a 'real' increase in average house prices of 38.0% over the past six years.

Note: Q1 = first quarter (January, February, March), Q2 = second quarter, etc.

The Bureau of Statistics first undertook the Yukon Real Estate Survey in 1977. The survey is a census of all real estate transactions occurring anywhere in the Yukon, with the exception of 'not-at-arm's-length' transactions, which are excluded. ('Not-at-arm's-length' transactions are those which do not reflect open market values.) All single and multiple-residential property transactions, as well as commercial and industrial property sales, are included. The survey is divided into four parts: 1) Value of real estate transactions; 2) Type of real estate transactions in Whitehorse; 3) Value, number and average price of house sales in Whitehorse; and, 4) Average house prices in Whitehorse over the past few years.

Yukon
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